

REAL ESTATE SUBURBAN.

Own Your Home! But! Be Sure It Is Located in a FIRST-CLASS NEIGHBORHOOD.

Remember, the cost of your grocery, fuel, clothing, gas bills, etc., are no less and no more in a FIRST-CLASS NEIGHBORHOOD than in an inferior one. The cost of building a house of equal proportions and quality is exactly the same in a good or inferior locality. Street car passengers show the character of a neighborhood. Are you fond of riding in CLOSED STREET CARS with the UNCLEAN? Take a ride on the Chevy Chase cars that lead to our property and note the character of its passengers. You would be proud of them for neighbors. It is this quality of home-owners that creates increased realty values. The CHARACTER of PASSENGERS on a street car line INDICATES MORE FORCIBLY THAN WORDS which way the FIRST-CLASS SECTION OF WASHINGTON IS BUILDING. Why buy in an inferior locality? Realty experts never do. "A word to the wise is sufficient." Buy only in a FIRST-CLASS NEIGHBORHOOD, whether for a home or an investment, and the future Greater Washington will soon need your ground and will pay you a handsome price for it.

OWNING OR RENTING A HOME?

Which is preferable—to go in debt for a home on a 5 per cent interest basis in a locality where property is continually enhancing in value, and receive the increase for yourself, or continue in debt to your landlord by paying him 12 per cent interest on the value of your home in the way of rent? Who pays the bills for the \$15,000,000 expended annually in this city in erecting new houses? You will say the landlord. While, on the other hand, it is YOU, THE RENTER, WHO IS AFRAID TO GO IN DEBT FOR A HOME.

Resolutions alone will not secure you a home or make you a safe and profitable investment. You must obligate yourself to pay your way out, as others have done. Stop and think of the enormous profits others have made by investing along old Connecticut Avenue in advance of the improvements, and then say to yourself, Where was I when Dupont Circle and Washington Heights property sold at 25 to 35 cents a square foot? Now we are offering you the same opportunity at

CONNECTICUT AVE. TERRACE

Which is located right on FASHIONABLE CONNECTICUT AVENUE, in the District, on the Capital Traction car line, with only ONE FARE to any part of the city. The property is covered with NATURAL FOREST SHADE TREES, is now being improved, will have macadamized streets, granolithic sidewalks, electric lights, etc. The District engineers are now laying a water main into the property. One house now being erected costing \$9,000. Many more to follow in the near future.

The \$1,000,000 CONNECTICUT AVENUE BRIDGE is NEARING COMPLETION, which, when open to the public, will make CONNECTICUT AVENUE a DIRECT LINE from the WHITE HOUSE THROUGH CONNECTICUT AVENUE TERRACE.

The city is already building across Rock Creek toward our property. Several costly residences have been erected at the north end of the new bridge, and quite a number are in contemplation. Soon this beautiful Avenue will be built up its entire length with handsome homes, and fortune after fortune will be realized by those who take advantage of the opportunity to purchase ground along this Avenue IN ADVANCE OF THE CITY'S GROWTH. ACT WISELY WHILE YOU HAVE THE OPPORTUNITY. DON'T MAKE THE SAME MISTAKE TWICE. Almost one-third of this property has already been sold.

Prices, 25 to 38 cents a square foot. Terms, \$100 to \$500 cash; balance monthly. 5 per cent discount allowed on a cash payment of one-third or more. Money loaned to build.

Automobile, at your service if you wish to see the property.

ROBERT E. HEATER, Mgr.

FULTON R. GORDON, Suburban Realty Operator.

COLORADO BUILDING, Telephone Main 529.

Drop postal, telephone or call for illustrated plat and full particulars.



CONNECTICUT AVENUE TERRACE.

Drop postal, telephone or call for illustrated plat and full particulars.

Look up the location of this property on the city maps and compare prices. If interested, call, telephone or write for plat and information.

Automobile and salesmen freely at your service at any time if you desire to consider this exceptional property, either for a home site or as an investment.

CATHEDRAL HIGHLANDS

The extension of MASSACHUSETTS AVENUE, the most beautiful and fashionable thoroughfare of the Nation's Capital, along which are situated the handsomest and most costly residences of the millionaire class, has been completed to its intersection with Wisconsin Avenue, near the famous CATHEDRAL CLOSE, bringing this section within ten minutes' drive of the center of the city. Just at the intersection of these two avenues, and overlooking both, is the subdivision of

CATHEDRAL HIGHLANDS

This property has an elevation of 400 feet and commands an unobstructed view of the entire surrounding country. It is adjacent to Friendship, home of JOHN R. McLEAN, president of The Washington Post Company, and just south of Cleveland Park, queen of Washington's suburbs. Situated to the northwest, and in full view from Cathedral Highlands, is the American University, which is to cost nearly \$12,000,000, and the home of CHARLES C. GLOVER, president of the Riggs National Bank.

Sidewalks are now laid, streets graded and macadamized and adorned by rows of beautiful shade trees. NATURAL FOREST SHADE TREES on more than half the lots. SEWER, WATER AND GAS will be installed free of cost to purchasers.

Washington Railway and Electric Co.'s cars pass the property.

Price, 32c to 42c a Square Foot.

TERMS—\$100 Cash and Balance to Suit, or One-third Cash and Balance in One, Three or Five Annual Payments.

WILLIAM F. MATTESON,

Suburban Real Estate Operator,

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